



# THE WILLIAM

NORTH MIAMI BEACH

MODERN RESIDENCES.  
INSPIRED AMENITIES.  
UNMATCHED LOCATION.

ALL OF MIAMI. PERFECTLY WITHIN REACH.

THE WILLIAM IS A LIFESTYLE SHAPED BY ENDLESS CHOICES... THE RHYTHM OF MIAMI, THE PEACEFULNESS OF NATURE, ENTERTAINMENT AND LEISURE AT YOUR DOORSTEP, AND A GATEWAY TO INTERNATIONAL EXPLORATION.

#### ABOUT

In the heart of one of the city's most connected neighborhoods, close to world-class shopping and dining destinations, pristine Atlantic beaches and waterways for boating, business and commerce, airports, sporting events, concerts, and more, this is a home in a prime location made accessible to every kind of buyer. Each day is a chance to enjoy beautiful sunrise and sunset views, delight in favorite activities with friends and family, and connect with all that Miami has to offer. Or, you can just as easily live life on your terms, filled with the pure satisfaction of contemporary residences and thoughtfully appointed amenities designed just for you.

Named in honor of Captain William H. Fulford—one of the first to recognize the natural beauty and promise of this area—The William celebrates a legacy of vision and possibility. Inspired by the spirit of "Fulford-by-the-Sea," the residences bring refined design by Carlos Ott and Urban Robot to a location that connects you seamlessly to all that Miami has to offer.

- STUDIOS, 1-, 2-, AND 3-BEDROOM RESIDENCES
- ARCHITECTURE BY CARLOS OTT & BEHAR FONT
- INTERIOR DESIGN BY URBAN ROBOT
- EB-5 INVESTMENT OPPORTUNITIES PLANNED



Express your style. Follow your instincts.  
Spend time with all the people who matter  
most, doing exactly what you love to do.  
The William is where it all comes together.

#### BUILDING FEATURES & AMENITIES

- 26 stories with 374 thoughtfully designed residences
- Sleek louvered exterior design by renowned architect Carlos Ott
- Two full floors with a combined 40,459 sqft of amenities and lifestyle experiences
- Lush landscaping that evokes a sense of tranquility and renewal
- 24/7 valet service
- Arrival lobby and gallery space
- Curated artwork throughout common areas
- High-Speed WiFi throughout common areas
- Smart package locker room for convenient deliveries
- Seven floors of secure parking with EV charging stations
- Pet-friendly design with rooftop pet station
- Professionally staffed reception area with concierge service
- 24-hour security

#### 9TH FLOOR LIFESTYLE AMENITIES

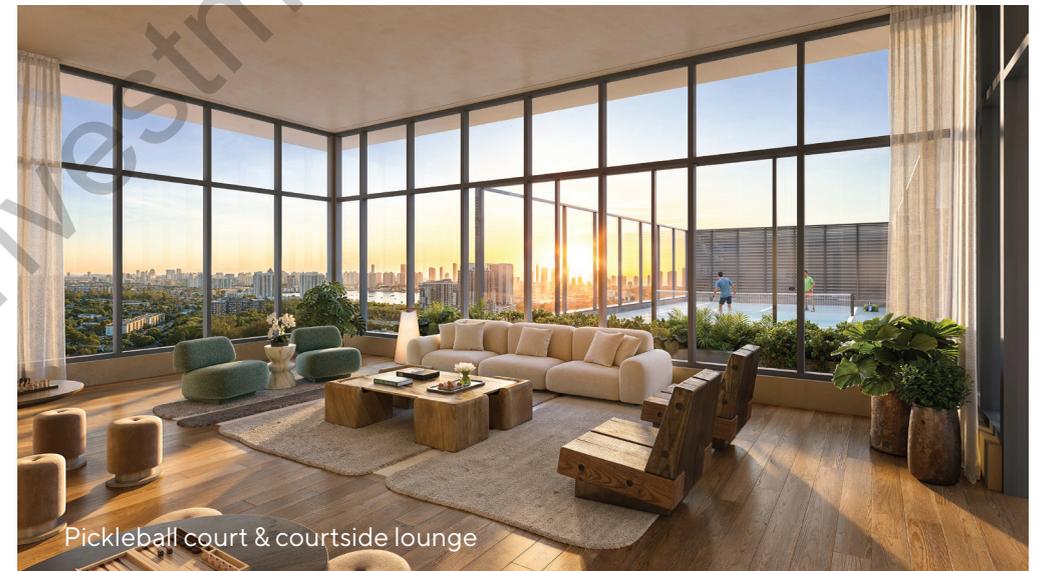
- Resort-style pool and sun deck
- Alfresco dining station with BBQ/summer kitchen
- Outdoor bar and terrace lounge with firepits
- Fitness center
- Yoga studio
- Outdoor training & recovery zone
- Locker rooms
- Spa treatment rooms available for private booking
- Coworking lounge, terrace and library
- Indoor lounge and café station
- Self-serve market
- Interactive kids playroom and playground

#### 26TH FLOOR ROOFTOP RETREAT

- Sunset lounge and hammock grove
- Summer kitchen and alfresco dining area
- Pickleball court
- Courtside lounge and games room for socializing before or after Pickleball games or simply for casual rooftop relaxation
- Coral Lounge and indoor bar - a reservable space for private gatherings and small resident events
- Pet run and pet grooming station



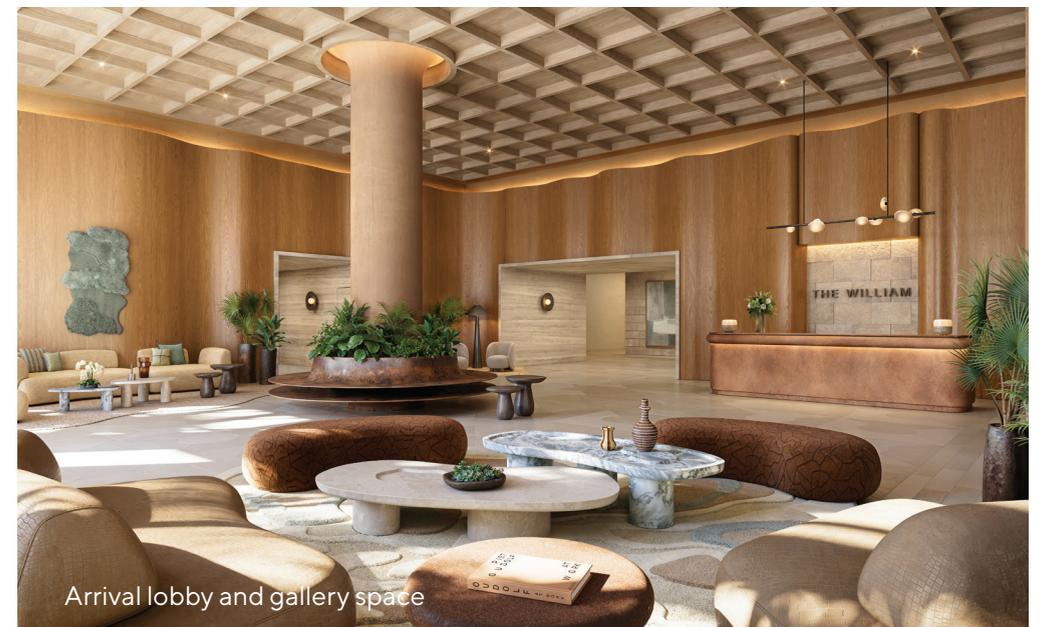
Resort-style pool and sun deck



Pickleball court & courtside lounge



Porte-cochère



Arrival lobby and gallery space



Living room

#### RESIDENCE FEATURES

- Studios to three-bedroom layouts
- Floor-to-ceiling windows for natural light and views
- Expansive balconies with glass railings
- Imported porcelain flooring throughout
- Washer and dryer in every unit

#### KITCHENS

- Custom Italkraft cabinetry in a tobacco walnut finish, accented with tinted glass doors
- Brushed black chrome fixtures by Hansgrohe
- Quartz countertop and seamless backsplash
- State-of-the-art kitchen featuring an integrated suite of Bosch appliances

#### BATHROOMS

- Contemporary Italkraft cabinetry, crafted for elegance and enduring functionality
- Brushed black chrome fixtures by Hansgrohe
- Imported porcelain tile flooring and walls
- Quartz countertop and seamless backsplash



Kitchen and dining



Bedroom



Terrace

A FRESH NEW TAKE ON RESIDENTIAL LIVING IN A PRIME LOCATION.

EXCEPTIONAL LIVING IN A PRIME LOCATION



MINUTES FROM BAL HARBOUR,  
AVENTURA, DESIGN DISTRICT  
& SUNNY ISLES BEACH.



## NORTH MIAMI BEACH

# ALL OF MIAMI. PERFECTLY WITHIN REACH.

Framed by the shimmering waters of Biscayne Bay and the charm of North Miami Beach, The William is surrounded by moments waiting to be savored. Spend the morning kayaking or cycling through Oleta River State Park, enjoy an afternoon of world-class dining at Aventura Mall or shopping in the Miami Design District.

The William—where life moves effortlessly between coastal tranquility and cosmopolitan energy, placing you at the heart of everything, yet in a world entirely your own.

### HISTORIC & CULTURAL SITES

1. Ancient Spanish Monastery

### PARKS, NATURE, AND RECREATION

2. Arch Creek Park & Nature Center
3. Greynolds Park
4. Oleta River State Park
5. Enchanted Forest Elaine Gordon Park
6. Haulover Park
7. Senator Gwen Margolis Amphitheater

### SHOPPING & DINING

8. Aventura Mall
9. The Village at SoLé Mia
10. Fresh Market
11. Whole Foods Market
12. Bal Harbour Shops
13. Lincoln Road Mall
14. Brickell City Centre
15. Miami Design District

### SPORTS

16. Hard Rock Stadium
17. Marlins Park
18. Kaseya Center
19. Snyder Tennis Center
20. Turnberry Isle Country Club
21. Miami Shores Country Club
22. Greynolds Golf Course
23. La Gorce Country Club
24. Indian Creek Country Club
25. Normandy Shores Golf Course
26. Miami Beach Golf Course
27. Orangebrooks Golf & Country Club

### ENTERTAINMENT

28. Hard Rock Casino
29. Tidal Cove
30. Las Olas Boulevard
31. Ninja Lounge at Dezerland Park Miami
32. IPIC Theaters

### ARTS & MUSEUMS

33. Adrienne Arsht Center for the Performing Arts
34. Perez Art Museum Miami
35. Frost Museum of Science
36. ABRA Gallery
37. MOCA, Museum of Contemporary Art

### EDUCATION

38. Florida International University (FIU) North Campus
39. University of Miami Health System Campus at SoLé Mia (coming soon)
40. Nova University
41. Barry University

### PUBLIC TRANSPORT & TRAVEL

42. Brightline Rail Miami
43. Brightline Rail Aventura
44. Brightline Rail Fort Lauderdale
45. Miami International Airport
46. Fort Lauderdale-Hollywood International Airport
47. Opa-Locka Executive Airport
48. Haulover Marina
49. Hi-LIFT Marina in Aventura

**SG** The William Sales Gallery

GUIDED BY INNOVATION AND GROUNDED IN EXPERTISE, OUR TEAM BRINGS TOGETHER DESIGN, STRATEGY, AND CRAFTSMANSHIP TO CREATE EXCEPTIONAL MODERN LIVING EXPERIENCES.



#### BLUE ROAD - CO-DEVELOPER

With an eye toward longevity and livability, Blue Road approaches development as both craft and strategy. The Florida-based team manages every phase in-house—from acquisition to construction and marketing—with an emphasis on delivering lasting value. Their portfolio reflects a commitment to future-focused, thoughtfully positioned properties across commercial and residential sectors.

#### ILIA DEVELOPMENT GROUP CO-DEVELOPER

Iliia Development Group is a South Florida-based development firm backed by the strength of a business group with more than 50 years of experience in power generation, mining and infrastructure projects, and ownership of financial companies in Latin America. With a growing real estate portfolio that includes residential, medical, hospitality, and retail assets, Iliia brings deep capital resources and a global perspective to the U.S. market. Led, among others, by seasoned investment banker Germán Osorio, the firm combines disciplined execution with long-term vision to create high-impact developments across Florida.

#### CARLOS OTT - DESIGN CONSULTANT

An internationally recognized figure in architecture, Carlos Ott brings over four decades of experience to landmark projects around the world. Known for his sculptural, forward-looking designs, Ott leads a Toronto-based practice with a deep portfolio across five continents. His work merges artistry with functionality, delivering iconic structures that reflect both setting and ambition.

#### URBAN ROBOT - INTERIOR DESIGN

Miami-based Urban Robot blurs the lines between interior design, landscape architecture, and urban planning—creating environments that feel as good as they function. Their interdisciplinary team approaches each project as a narrative, grounding bold creative gestures in purpose and human connection.

#### BEHAR FONT & PARTNERS ARCHITECT OF RECORD

As an award-winning organization with more than thirty-five years of expertise in architecture, planning, and interior design, Behar Font & Partners is globally respected for delivering creative, functional, flexible, and efficient spaces across a broad range of property types. Their complete architectural services encompass feasibility, zoning studies, environmental performance standards, master planning, programming, and more, and are further enhanced by interior design services that seamlessly integrate interior spaces with exterior architectural designs.

#### FORTUNE DEVELOPMENT SALES SALES & MARKETING

Fortune Development Sales has been the premier, exclusive on-site sales and marketing representative for more than 80 of South Florida's most successful projects. It is an affiliate of Fortune International Group, founded in 1983 by industry visionary, Edgardo Defortuna. Fortune has 21 offices around the world with over 1,000 associates and worldwide brokerage network, reaching prospective buyers in markets as diverse as South Florida, Manhattan, Buenos Aires, São Paulo, Hong Kong and Paris.

**Project Address**  
2040 NE 163rd Street, North Miami Beach, FL 33162



blue  
road



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